HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

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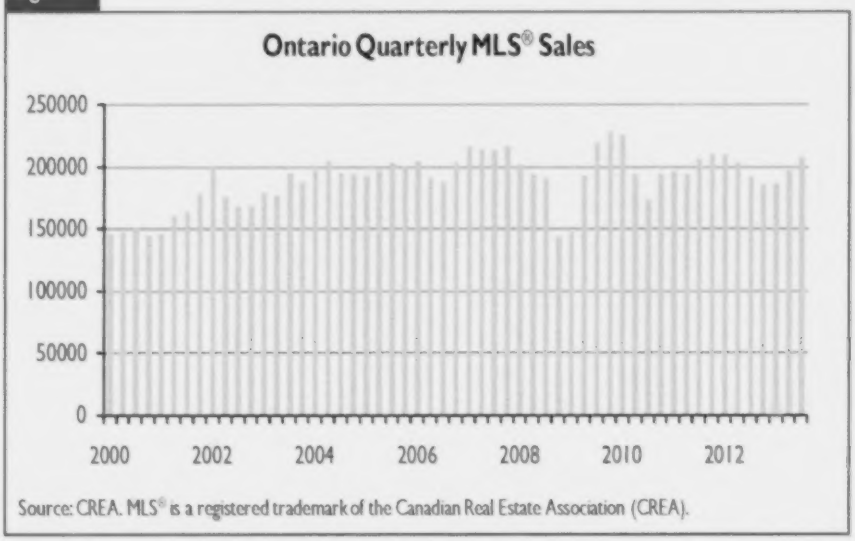
Resale Market

Ontario Home Sales Grow in Q3

Ontario existing home sales during the third quarter reached the highest level since the first quarter of 2012. Ontario's spring buying season began a bit later than usual. This was largely due to colder than normal weather early this year versus last and the market digesting new policy changes. Also, housing demand was supported by rising consumer sentiment due to improving Ontario job prospects in the second and third quarters. The threat of rising mortgage rates was the biggest factor impacting the Ontario resale market during the third quarter. Canadian and US long term mortgage rates moved higher in response to hints by the US Federal Reserve that they would be

Figure 1



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removing some monetary stimulus. In an attempt to bypass rising mortgage carrying costs, first time buyers brought their decision to buy forward as evidenced by growing sales at lower price ranges in some major Ontario markets.

Despite trending higher in recent months, new listings slowed in the third quarter. As a result, new listings failed to keep pace with the growth in sales. Ontario remained firmly in a balanced market where it has been for over three years. This means prospective buyers have sufficient product to choose from. Thunder Bay was the hottest market during the third quarter due in large part to lack of supply options. Hamilton and Barrie are centers whose markets have tightened alongside Oshawa thanks to incoming demand from households bypassing the more expensive GTA market. Meanwhile, the GTA and eastern Ontario regions were the coolest markets during the third quarter.

With sales outpacing listings, resale market conditions tightened supporting higher home prices in the third quarter. Home prices grew above the general rate of inflation and hit their highest levels on record. Most major metropolitan areas posted increases with London, Toronto, Windsor and Thunder Bay posting the strongest price gains during the third quarter.

New Home Market

Housing Starts Grow For Third Consecutive Quarter

For a third consecutive quarter, starts grew to over 65,000 units in the Ontario region and reached their highest levels since the fourth quarter of 2012. Multi family home construction which includes semis, rows and apartments grew the fastest while singles remained steady. An improving job market and tight resale market conditions supported higher starts activity as did a continued backlog of sold condominium projects that eventually broke ground. Residential construction has declined most in Toronto, Kitchener and Oshawa while holding up better in Barrie, Thunder Bay and St. Catharines-Niagara year to date. While multi-family home construction boosted starts in the latest quarter, for the year as a whole total starts are down 26 per cent owing mostly to a 33 per cent decline in multi-family starts.

Ontario multi-family home construction gained strength in the third quarter. Unlike previous quarters where apartment construction grew most, the strength this time was more balanced with semi detached and row starts contributing to growth as well. On the supply side, the inventory of unsold homes has been growing at a more modest pace for semis and rows versus the apartment sector. On the demand side, higher costs of single detached construction shifted demand to more affordable higher density product. Meanwhile, apartment construction continued to strengthen. Low interest rates, low rental vacancy rates and low purpose-built rental construction enticed more investors into the marketplace and boosted investment demand for apartment units in the past few years. Solid new home sales in the past few years created a backlog of projects that commenced construction in the third quarter.

Figure 2

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

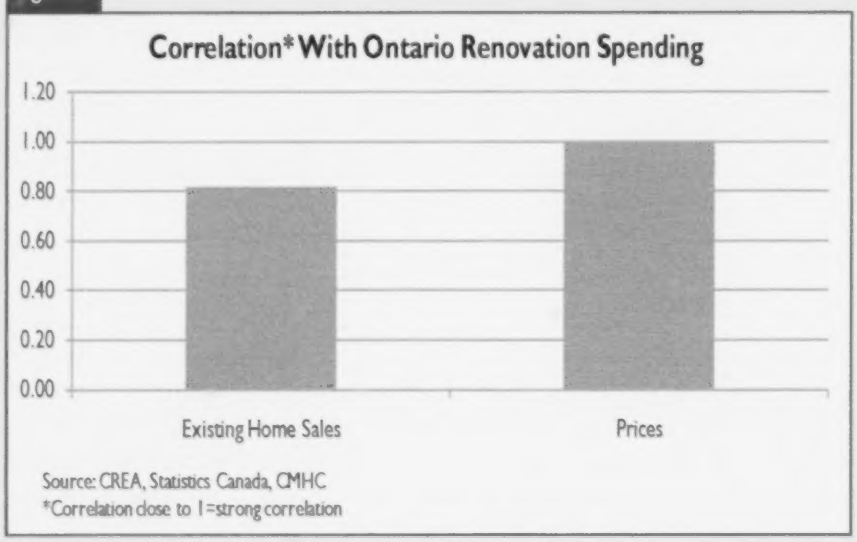
For a second consecutive quarter, single detached construction remained more stable versus the multi-family sector during the third quarter. Single detached construction continues to face headwinds which include rising prices, fewer sites for new home development and declining family sizes. Growth in one person households over the past decade has been a less supportive factor for new detached construction.

After remaining relatively flat for the first half of this year, the Ontario new home price index grew during the third quarter. Both supply and demand factors can explain the changing trend in the recent quarter. While land costs continued to rise, the cost of the underlying structure contributed most to increases. Material cost pressures for gypsum and lumber continue to put upward pressure on prices. However, demand factors were also at play. A stronger pace of job and income growth helped support higher new home prices in recent months. Tighter resale market conditions fuelling stronger price gains in the resale market enabled builders to raise prices as well.

Ontario Renovation Spending Up in 2013

Ontario renovation spending this year is on track to grow at the strongest rate since the pre-recession period. While the Ontario job market has picked up since 2012, other factors are also supporting the improving trend. An improving sales trend since the second half of 2012 is supporting more renovation work but so is the move up in home prices. In fact, the correlation between Ontario home prices and renovation spending has historically been stronger. Rising home prices feeds the growth in home equity and increases the return on the investment, particularly in a low interest rate environment. With fears of a home price correction having subsided in 2013, homeowners were likely encouraged to undertake some renovation work.

Figure 3



HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2013		
Ontario	August 2013	September 2013
Trend[1], urban centres[2]	59,453	60,265
SAAR, urban centres[2]	68,472	57,798
	September 2012	September 2013
Actual, urban centres[2]		
September - Single-Detached	2,138	1,829
September - Multiples	3,880	3,018
September - Total	6,018	4,847
January to September - Single-Detached	17,415	15,640
January to September - Multiples	39,683	27,157
January to September - Total	57,098	42,797

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Third Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2013	5,904	788	2,101	58	645	5,371	51	1,650	964	17,532
Q3 2012	6,589	886	2,371	64	791	7,803	62	1,609	624	20,800
% Change	-10.4	-11.1	-11.4	-9.4	-18.5	-31.2	-17.7	2.5	54.5	-15.7
Year-to-date 2013	15,512	2,271	5,196	114	1,531	15,022	173	2,978	1,694	44,491
Year-to-date 2012	17,254	2,353	6,629	144	1,903	24,742	182	3,889	1,372	58,470
% Change	-10.1	-3.5	-21.6	-20.8	-19.5	-39.3	-4.9	-23.4	23.5	-23.9
UNDER CONSTRUCTION										
Q3 2013	14,319	2,547	6,686	102	2,318	58,739	376	7,051	1,457	93,600
Q3 2012	15,136	2,467	7,161	103	2,476	53,256	335	7,649	1,218	89,811
% Change	-5.4	3.2	-6.6	-1.0	-6.4	10.3	12.2	-7.8	19.6	4.2
COMPLETIONS										
Q3 2013	5,815	892	2,163	46	608	2,339	57	1,026	484	13,430
Q3 2012	6,295	636	1,807	61	661	3,619	64	902	898	14,943
% Change	-7.6	40.3	19.7	-24.6	-8.0	-35.4	-10.9	13.7	-46.1	-10.1
Year-to-date 2013	15,919	2,369	5,239	109	1,618	12,838	178	3,730	1,643	43,643
Year-to-date 2012	17,701	2,040	5,089	132	1,567	10,493	284	3,673	1,787	42,766
% Change	-10.1	16.1	2.9	-17.4	3.3	22.3	-37.3	1.6	-8.1	2.1
COMPLETED & NOT ABSORBED										
Q3 2013	920	141	254	26	117	1,612	n/a	n/a	n/a	3,070
Q3 2012	955	123	245	19	195	1,110	n/a	n/a	n/a	2,647
% Change	-3.7	14.6	3.7	36.8	-40.0	45.2	n/a	n/a	n/a	16.0
ABSORBED										
Q3 2013	5,457	881	2,046	52	621	2,286	n/a	n/a	n/a	11,343
Q3 2012	5,591	551	1,691	58	552	3,325	n/a	n/a	n/a	11,768
% Change	-2.4	59.9	21.0	-10.3	12.5	-31.2	n/a	n/a	n/a	-3.6
Year-to-date 2013	14,779	2,236	4,981	115	1,651	12,518	n/a	n/a	n/a	36,280
Year-to-date 2012	15,950	1,885	4,823	130	1,443	10,229	n/a	n/a	n/a	34,460
% Change	-7.3	18.6	3.3	-11.5	14.4	22.4	n/a	n/a	n/a	5.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Barrie	258	200	2	2	50	105	110	40	420	347	21.0
Brantford	73	76	2	0	7	38	0	0	82	114	-28.1
Greater Sudbury	82	116	16	10	0	19	117	32	215	177	21.5
Guelph	62	81	26	2	33	73	251	188	372	344	8.1
Hamilton	332	287	44	36	181	298	16	42	573	663	-13.6
Kingston	84	105	4	2	26	22	284	299	398	428	-7.0
Kitchener	192	229	8	10	107	114	363	246	670	599	11.9
London	324	356	6	10	118	47	148	293	596	706	-15.6
Oshawa	237	280	10	10	33	85	186	0	466	375	24.3
Ottawa	495	417	122	70	583	328	1,157	358	2,357	1,173	100.9
Peterborough	79	54	0	0	9	0	65	65	153	119	28.6
St. Catharines-Niagara	192	191	44	16	140	39	6	51	382	297	28.6
Thunder Bay	87	82	2	2	0	12	61	12	150	108	38.9
Toronto	2,390	3,022	430	646	1,151	1,676	4,263	7,855	8,234	13,199	-37.6
Windsor	158	158	12	16	47	37	4	2	221	213	3.8
Centres 50,000 - 99,999											
Belleville	58	74	0	2	20	25	0	0	78	101	-22.8
Chatham-Kent	38	25	6	2	8	3	0	13	52	43	20.9
Cornwall	20	33	10	12	0	0	0	0	30	45	-33.3
Kawartha Lakes	47	81	0	0	14	0	0	0	61	81	-24.7
Norfolk	49	74	6	0	12	11	0	0	67	85	-21.2
North Bay	22	57	2	2	0	0	0	0	24	59	-59.3
Sarnia	42	36	4	0	0	6	0	0	46	42	9.5
Sault Ste. Marie	21	40	2	0	4	0	3	0	30	40	-25.0

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	9	7	8	0	4	0	0	0	21	7	200.0
Brighton	16	18	6	n/a	0	n/a	0	n/a	22	18	22.2
Brock	7	6	0	n/a	0	n/a	0	n/a	7	6	16.7
Brockville	14	15	2	0	6	10	0	0	22	25	-12.0
Centre Wellington	17	26	2	2	4	9	2	27	25	64	-60.9
Cobourg	3	20	0	6	0	16	0	0	3	42	-92.9
Collingwood	28	39	0	2	4	0	2	0	34	41	-17.1
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	3	5	0	0	0	0	0	0	3	5	-40.0
Essex	17	9	0	n/a	0	n/a	0	n/a	17	9	88.9
Gravenhurst	7	5	0	0	0	0	0	0	7	5	40.0
Greater Napanee	16	10	2	0	0	0	0	0	18	10	80.0
Haldimand County	8	30	0	4	0	3	0	0	8	37	-78.4
Hunstville	26	9	0	2	7	0	2	0	35	11	**
Ingersoll	7	10	0	0	0	3	0	0	7	13	-46.2
Kenora	5	7	0	0	0	0	0	7	5	14	-64.3
Kincardine	14	2	0	n/a	8	n/a	8	n/a	30	2	**
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	14	11	2	2	4	0	0	0	20	13	53.8
Meaford	7	5	0	0	0	0	0	0	7	5	40.0
Midland	30	20	2	0	10	0	0	0	42	20	110.0
Mississippi Mills	17	14	0	0	67	0	0	0	84	14	**
North Grenville	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
North Perth	9	10	2	2	8	4	4	0	23	16	43.8
Orillia	21	14	0	2	0	0	0	0	21	16	31.3
Owen Sound	8	16	2	0	0	0	0	0	10	16	-37.5
Petawawa	17	24	0	0	0	29	0	0	17	53	-67.9
Port Hope	57	5	0	0	0	0	0	0	57	5	**
Prince Edward County	20	23	0	0	0	9	0	0	20	32	-37.5
Saugeen Shores	19	8	0	0	0	0	0	0	19	8	137.5
Scugog	14	4	0	n/a	0	n/a	0	n/a	14	4	**
Stratford	8	5	2	6	7	0	0	0	17	11	54.5
Temiskaming Shores	9	5	0	0	0	0	0	0	9	5	80.0
The Nation	17	18	4	6	0	10	0	n/a	21	34	-38.2
Tillsonburg	21	12	0	0	0	0	0	0	21	12	75.0
Timmins	23	38	0	0	16	0	0	0	39	38	2.6
Trent Hills	0	0	0	0	0	0	0	0	0	0	n/a
Wasaga Beach	19	29	6	0	46	26	0	0	71	55	29.1
West Grey	2	11	0	0	0	0	0	0	2	11	-81.8
West Nipissing	10	28	0	2	0	4	0	0	10	34	-70.6
Woodstock	60	46	8	2	6	22	0	0	74	70	5.7
Total Ontario (10,000+)	5,964	6,662	808	898	2,744	3,083	7,052	9,533	16,568	20,176	-17.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Barrie	466	363	6	4	131	140	118	114	721	621	16.1
Brantford	160	202	6	10	109	83	0	0	275	295	-6.8
Greater Sudbury	159	223	24	30	4	25	119	40	306	318	-3.8
Guelph	155	212	58	44	163	185	353	194	729	635	14.8
Hamilton	898	1,073	62	88	606	815	617	446	2,183	2,422	-9.9
Kingston	236	316	4	10	52	60	399	329	691	715	-3.4
Kitchener	536	731	22	30	253	346	658	1,327	1,469	2,434	-39.6
London	868	971	18	30	234	144	495	592	1,615	1,737	-7.0
Oshawa	668	873	58	16	128	235	236	293	1,090	1,417	-23.1
Ottawa	1,229	1,191	278	176	1,154	1,039	2,455	2,565	5,116	4,971	2.9
Peterborough	159	127	0	2	36	30	82	65	277	224	23.7
St. Catharines-Niagara	497	464	77	38	253	171	85	51	912	724	26.0
Thunder Bay	153	162	4	4	9	17	112	12	278	195	42.6
Toronto	6,951	7,708	1,460	1,709	2,983	4,490	12,117	22,710	23,511	36,617	-35.8
Windsor	367	411	28	42	90	85	4	2	489	540	-9.4
Centres 50,000 - 99,999											
Belleville	128	162	0	2	39	48	0	0	167	212	-21.2
Chatham-Kent	87	74	8	8	8	13	0	13	103	108	-4.6
Cornwall	48	60	14	24	3	0	71	8	136	92	47.8
Kawartha Lakes	135	157	2	0	27	0	0	0	164	157	4.5
Norfolk	132	138	6	6	15	16	0	0	153	160	-4.4
North Bay	45	84	4	4	0	6	4	8	53	102	-48.0
Sarnia	95	86	4	0	6	10	0	0	105	96	9.4
Sault Ste. Marie	54	81	4	0	12	9	3	0	73	90	-18.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	14	16	8	4	10	6	7	0	39	26	50.0
Brighton	62	49	10	2	3	n/a	0	n/a	75	51	47.1
Brock	15	8	0	n/a	0	n/a	0	n/a	15	8	87.5
Brockville	33	37	4	2	18	33	0	0	55	72	-23.6
Centre Wellington	60	60	4	6	10	17	17	76	91	159	-42.8
Cobourg	46	56	12	6	20	20	0	4	78	86	-9.3
Collingwood	76	114	0	4	7	8	2	0	85	126	-32.5
Elliot Lake	1	2	0	0	0	0	0	0	1	2	-50.0
Erin	14	22	0	0	0	0	0	0	14	22	-36.4
Essex	26	31	0	n/a	0	n/a	0	n/a	26	31	-16.1
Gravenhurst	14	14	0	0	0	0	6	0	20	14	42.9
Greater Napanee	42	40	4	0	0	0	0	0	46	40	15.0
Haldimand County	34	62	8	8	0	25	0	0	42	95	-55.8
Hunstville	45	24	0	2	7	0	2	0	54	26	107.7
Ingersoll	24	26	4	0	0	16	0	0	28	42	-33.3
Kenora	5	16	0	8	0	4	0	7	5	35	-85.7
Kincardine	16	2	2	n/a	14	n/a	8	n/a	40	2	**
Lambton Shores	0	18	0	0	0	0	0	49	0	67	-100.0
Leamington	39	41	10	12	16	11	0	2	65	66	-1.5
Meaford	9	10	0	0	0	0	0	0	9	10	-10.0
Midland	45	41	2	0	10	0	0	0	57	41	39.0
Mississippi Mills	32	25	10	0	90	17	0	0	132	42	**
North Grenville	27	53	10	n/a	6	10	68	40	111	103	7.8
North Perth	25	34	2	4	24	4	4	4	55	46	19.6
Orillia	45	55	0	2	14	4	0	0	59	61	-3.3
Owen Sound	20	29	2	0	10	0	0	0	32	29	10.3
Petawawa	31	64	0	0	11	35	0	0	42	99	-57.6
Port Hope	108	17	0	2	0	0	0	0	108	19	**
Prince Edward County	39	32	4	0	0	9	0	0	43	41	4.9
Saugeen Shores	53	21	0	0	6	4	0	0	59	25	136.0
Scugog	20	12	0	n/a	0	n/a	0	n/a	20	12	66.7
Stratford	19	23	4	14	7	20	0	2	30	59	-49.2
Temiskaming Shores	18	13	0	0	0	0	0	0	18	13	38.5
The Nation	35	50	10	20	0	20	0	1	45	91	-50.5
Tillsonburg	37	35	0	0	0	6	0	0	37	41	-9.8
Timmins	26	55	0	0	16	0	0	0	42	55	-23.6
Trent Hills	11	14	0	0	18	0	0	0	29	14	107.1
Wasaga Beach	70	91	18	0	144	39	0	0	232	130	78.5
West Grey	10	32	0	0	0	0	0	0	10	32	-68.8
West Nipissing	15	29	6	4	4	4	0	0	25	37	-32.4
Woodstock	126	137	10	4	24	43	0	0	160	184	-13.0
Total Ontario (10,000+)	15,640	17,415	2,301	2,397	6,811	8,329	18,045	28,957	42,797	57,098	-25.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Barrie	50	105	0	0	80	40	30	0
Brantford	7	38	0	0	0	0	0	0
Greater Sudbury	0	15	0	4	0	32	117	0
Guelph	33	73	0	0	251	188	0	0
Hamilton	181	280	0	18	14	42	2	0
Kingston	26	22	0	0	0	0	284	299
Kitchener	107	114	0	0	0	55	363	191
London	118	47	0	0	148	0	0	293
Oshawa	33	85	0	0	0	0	186	0
Ottawa	583	312	0	16	794	151	363	207
Peterborough	9	0	0	0	0	34	65	31
St. Catharines-Niagara	125	39	15	0	6	0	0	51
Thunder Bay	0	12	0	0	51	0	10	12
Toronto	1,151	1,672	0	4	4,051	7,337	212	518
Windsor	47	37	0	0	0	2	4	0
Centres 50,000 - 99,999								
Belleville	20	25	0	0	0	0	0	0
Chatham-Kent	8	3	0	0	0	13	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	14	0	0	0	0	0	0	0
Norfolk	6	11	6	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	6	0	0	0	0	0	0
Sault Ste. Marie	4	0	0	0	3	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 10,000 - 49,999								
Bracebridge	4	0	0	0	0	0	0	0
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	6	10	0	0	0	0	0	0
Centre Wellington	4	9	0	0	0	27	2	0
Cobourg	0	16	0	0	0	0	0	0
Collingwood	4	0	0	0	0	0	2	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	3	0	0	0	0	0	0
Hunstville	7	0	0	0	0	0	2	0
Ingersoll	0	3	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	7
Kincardine	8	n/a	0	n/a	0	n/a	8	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	10	0	0	0	0	0	0	0
Mississippi Mills	67	0	0	0	0	0	0	0
North Grenville	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	8	4	0	0	4	0	0	0
Orillia	0	0	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	29	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	4	0	5	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	7	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	10	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	16	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	46	21	0	5	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	4	0	0	0	0	0	0
Woodstock	6	22	0	0	0	0	0	0
Total Ontario (10,000+)	2,703	3,031	41	52	5,402	7,924	1,650	1,609

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	112	140	19	0	88	112	30	2
Brantford	109	79	0	4	0	0	0	0
Greater Sudbury	0	15	4	10	2	32	117	8
Guelph	163	185	0	0	329	188	24	6
Hamilton	592	755	14	60	345	380	272	66
Kingston	52	60	0	0	115	0	284	329
Kitchener	241	346	12	0	102	688	556	639
London	234	119	0	25	150	287	345	305
Oshawa	101	235	27	0	0	154	236	139
Ottawa	1,154	1,023	0	16	2,012	2,157	443	408
Peterborough	36	30	0	0	0	34	82	31
St. Catharines-Niagara	238	171	15	0	80	0	5	51
Thunder Bay	9	17	0	0	102	0	10	12
Toronto	2,983	4,464	0	26	11,667	20,889	450	1,821
Windsor	90	85	0	0	0	2	4	0
Centres 50,000 - 99,999								
Belleville	39	48	0	0	0	0	0	0
Chatham-Kent	8	13	0	0	0	13	0	0
Cornwall	3	0	0	0	0	0	71	8
Kawartha Lakes	27	0	0	0	0	0	0	0
Norfolk	9	16	6	0	0	0	0	0
North Bay	0	6	0	0	0	0	4	8
Sarnia	6	6	0	4	0	0	0	0
Sault Ste. Marie	4	9	8	0	3	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	10	6	0	0	0	0	7	0
Brighton	3	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	18	33	0	0	0	0	0	0
Centre Wellington	10	17	0	0	0	76	17	0
Cobourg	20	20	0	0	0	4	0	0
Collingwood	7	8	0	0	0	0	2	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	6	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	25	0	0	0	0	0	0
Hunstville	7	0	0	0	0	0	2	0
Ingersoll	0	16	0	0	0	0	0	0
Kenora	0	4	0	0	0	0	0	7
Kincardine	14	n/a	0	n/a	0	n/a	8	n/a
Lambton Shores	0	0	0	0	0	0	0	49
Leamington	16	11	0	0	0	2	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	10	0	0	0	0	0	0	0
Mississippi Mills	90	17	0	0	0	0	0	0
North Grenville	6	10	0	n/a	68	40	0	n/a
North Perth	24	4	0	0	4	4	0	0
Orillia	14	4	0	0	0	0	0	0
Owen Sound	10	0	0	0	0	0	0	0
Petawawa	11	35	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	4	0	5	0	0	0	0
Saugeen Shores	6	4	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	7	20	0	0	0	2	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	20	0	n/a	0	1	0	n/a
Tillsonburg	0	6	0	0	0	0	0	0
Timmins	0	0	16	0	0	0	0	0
Trent Hills	0	0	18	0	0	0	0	0
Wasaga Beach	144	34	0	5	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	4	4	0	0	0	0	0
Woodstock	24	43	0	0	0	0	0	0
Total Ontario (10,000+)	6,664	8,174	147	155	15,067	25,068	2,978	3,889

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Barrie	304	271	86	76	30	0	420	347
Brantford	78	102	4	12	0	0	82	114
Greater Sudbury	98	126	0	47	117	4	215	177
Guelph	84	92	288	252	0	0	372	344
Hamilton	446	480	125	165	2	18	573	663
Kingston	114	129	0	0	284	299	398	428
Kitchener	268	322	39	86	363	191	670	599
London	307	335	289	78	0	293	596	706
Oshawa	278	300	0	75	188	0	466	375
Ottawa	1,206	799	784	151	367	223	2,357	1,173
Peterborough	83	58	5	30	65	31	153	119
St. Catharines-Niagara	299	233	68	7	15	57	382	297
Thunder Bay	91	84	49	12	10	12	150	108
Toronto	3,754	5,094	4,264	7,580	216	524	8,234	13,199
Windsor	198	184	19	29	4	0	221	213
Centres 50,000 - 99,999								
Belleville	78	101	0	0	0	0	78	101
Chatham-Kent	52	43	0	0	0	0	52	43
Cornwall	30	43	0	0	0	2	30	45
Kawartha Lakes	61	81	0	0	0	0	61	81
Norfolk	55	73	6	12	6	0	67	85
North Bay	24	59	0	0	0	0	24	59
Sarnia	46	42	0	0	0	0	46	42
Sault Ste. Marie	30	40	0	0	0	0	30	40

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 10,000 - 49,999								
Bracebridge	21	7	0	0	0	0	21	7
Brighton	22	18	0	n/a	0	n/a	22	18
Brock	7	6	0	n/a	0	n/a	7	6
Brockville	22	25	0	0	0	0	22	25
Centre Wellington	23	37	0	27	2	0	25	64
Cobourg	3	42	0	0	0	0	3	42
Collingwood	28	41	4	0	2	0	34	41
Elliot Lake	1	0	0	0	0	0	1	0
Erin	3	5	0	0	0	0	3	5
Essex	17	9	0	n/a	0	n/a	17	9
Gravenhurst	7	5	0	0	0	0	7	5
Greater Napanee	18	10	0	0	0	0	18	10
Haldimand County	8	37	0	0	0	0	8	37
Hunstville	33	11	0	0	2	0	35	11
Ingersoll	7	13	0	0	0	0	7	13
Kenora	5	7	0	0	0	7	5	14
Kincardine	22	2	0	n/a	8	n/a	30	2
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	20	13	0	0	0	0	20	13
Meaford	7	5	0	0	0	0	7	5
Midland	30	20	12	0	0	0	42	20
Mississippi Mills	84	14	0	0	0	0	84	14
North Grenville	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	23	16	0	0	0	0	23	16
Orillia	21	16	0	0	0	0	21	16
Owen Sound	10	16	0	0	0	0	10	16
Petawawa	17	53	0	0	0	0	17	53
Port Hope	57	5	0	0	0	0	57	5
Prince Edward County	20	27	0	0	0	5	20	32
Saugeen Shores	19	6	0	2	0	0	19	8
Scugog	14	4	0	n/a	0	n/a	14	4
Stratford	17	11	0	0	0	0	17	11
Temiskaming Shores	9	5	0	0	0	0	9	5
The Nation	21	34	0	n/a	0	n/a	21	34
Tillsonburg	21	12	0	0	0	0	21	12
Timmins	23	38	0	0	16	0	39	38
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	39	33	32	17	0	5	71	55
West Grey	2	11	0	0	0	0	2	11
West Nipissing	10	34	0	0	0	0	10	34
Woodstock	74	70	0	0	0	0	74	70
Total Ontario (10,000+)	**8,793**	**9,846**	**6,074**	**8,658**	**1,701**	**1,671**	**16,568**	**20,176**

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	563	455	109	164	49	2	721	621
Brantford	233	265	42	26	0	4	275	295
Greater Sudbury	185	253	0	47	121	18	306	318
Guelph	211	320	489	309	29	6	729	635
Hamilton	1,278	1,652	619	644	286	126	2,183	2,422
Kingston	292	386	115	0	284	329	691	715
Kitchener	667	997	234	798	568	639	1,469	2,434
London	825	926	445	479	345	332	1,615	1,737
Oshawa	802	963	21	315	267	139	1,090	1,417
Ottawa	2,670	2,391	1,999	2,152	447	428	5,116	4,971
Peterborough	168	141	27	52	82	31	277	224
St. Catharines-Niagara	737	605	151	54	24	65	912	724
Thunder Bay	168	170	100	12	10	12	278	195
Toronto	10,951	13,320	12,106	21,447	454	1,849	23,511	36,617
Windsor	434	451	51	86	4	3	489	540
Centres 50,000 - 99,999								
Belleville	167	212	0	0	0	0	167	212
Chatham-Kent	103	108	0	0	0	0	103	108
Cornwall	65	82	0	0	71	10	136	92
Kawartha Lakes	164	157	0	0	0	0	164	157
Norfolk	138	143	9	17	6	0	153	160
North Bay	49	94	0	0	4	8	53	102
Sarnia	105	91	0	1	0	4	105	96
Sault Ste. Marie	65	90	0	0	8	0	73	90

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	32	20	0	6	7	0	39	26
Brighton	72	51	3	n/a	0	n/a	75	51
Brock	15	8	0	n/a	0	n/a	15	8
Brockville	55	72	0	0	0	0	55	72
Centre Wellington	73	83	0	76	18	0	91	159
Cobourg	74	77	4	9	0	0	78	86
Collingwood	76	118	7	8	2	0	85	126
Elliot Lake	1	2	0	0	0	0	1	2
Erin	14	22	0	0	0	0	14	22
Essex	26	31	0	n/a	0	n/a	26	31
Gravenhurst	14	14	0	0	6	0	20	14
Greater Napanee	46	40	0	0	0	0	46	40
Haldimand County	42	79	0	16	0	0	42	95
Hunstville	52	26	0	0	2	0	54	26
Ingersoll	28	42	0	0	0	0	28	42
Kenora	5	28	0	0	0	7	5	35
Kincardine	26	2	6	n/a	8	n/a	40	2
Lambton Shores	0	18	0	0	0	49	0	67
Leamington	65	66	0	0	0	0	65	66
Meaford	9	10	0	0	0	0	9	10
Midland	45	41	12	0	0	0	57	41
Mississippi Mills	132	42	0	0	0	0	132	42
North Grenville	43	63	68	40	0	n/a	111	103
North Perth	55	46	0	0	0	0	55	46
Orillia	59	61	0	0	0	0	59	61
Owen Sound	32	29	0	0	0	0	32	29
Petawawa	42	99	0	0	0	0	42	99
Port Hope	108	19	0	0	0	0	108	19
Prince Edward County	43	36	0	0	0	5	43	41
Saugeen Shores	59	23	0	2	0	0	59	25
Scugog	20	12	0	n/a	0	n/a	20	12
Stratford	30	59	0	0	0	0	30	59
Temiskaming Shores	18	13	0	0	0	0	18	13
The Nation	43	91	0	n/a	2	n/a	45	91
Tillsonburg	37	35	0	6	0	0	37	41
Timmins	26	55	0	0	16	0	42	55
Trent Hills	11	14	0	0	18	0	29	14
Wasaga Beach	200	102	32	23	0	5	232	130
West Grey	10	32	0	0	0	0	10	32
West Nipissing	19	37	0	0	6	0	25	37
Woodstock	142	184	18	0	0	0	160	184
Total Ontario (10,000+)	22,979	26,236	16,667	26,789	3,151	4,071	42,797	57,098

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Barrie	111	117	0	0	30	24	0	8	141	149	-5.4
Brantford	42	48	0	2	62	49	0	44	104	143	-27.3
Greater Sudbury	56	87	10	12	10	14	29	0	105	113	-7.1
Guelph	55	67	14	26	63	67	85	54	217	214	1.4
Hamilton	339	409	4	30	274	330	0	137	617	906	-31.9
Kingston	103	128	0	8	36	20	82	134	221	290	-23.8
Kitchener	214	281	20	0	71	106	270	441	575	828	-30.6
London	330	372	6	10	55	45	300	63	691	490	41.0
Oshawa	332	417	50	4	60	101	49	0	491	522	-5.9
Ottawa	479	445	116	36	585	423	227	442	1,407	1,346	4.5
Peterborough	63	43	2	6	11	12	12	2	88	63	39.7
St. Catharines-Niagara	169	146	12	8	41	66	88	53	310	273	13.6
Thunder Bay	48	45	4	0	0	4	8	0	60	49	22.4
Toronto	2,606	2,693	592	420	1,203	987	2,205	2,905	6,606	7,005	-5.7
Windsor	122	230	22	34	49	66	4	0	197	330	-40.3
Centres 50,000 - 99,999											
Belleville	79	79	2	0	9	22	0	0	90	101	-10.9
Chatham-Kent	33	24	2	4	7	0	13	0	55	28	96.4
Cornwall	21	7	8	2	0	0	8	0	37	9	**
Kawartha Lakes	43	47	0	0	20	0	0	0	63	47	34.0
Norfolk	42	51	2	4	28	6	3	0	75	61	23.0
North Bay	20	13	2	2	0	0	0	0	22	15	46.7
Sarnia	32	35	0	0	0	16	0	0	32	51	-37.3
Sault Ste. Marie	20	22	2	0	4	0	0	3	26	25	4.0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	5	5	0	0	4	10	0	0	9	15	-40.0
Brighton	21	18	4	2	3	n/a	0	n/a	28	20	40.0
Brock	1	1	0	n/a	0	n/a	0	n/a	1	1	0.0
Brockville	11	8	0	0	4	18	0	0	15	26	-42.3
Centre Wellington	26	24	0	2	4	4	1	0	31	30	3.3
Cobourg	17	21	2	4	6	8	0	0	25	33	-24.2
Collingwood	31	47	0	2	4	8	0	171	35	228	-84.6
Elliot Lake	1	1	0	0	0	0	0	0	1	1	0.0
Erin	6	3	0	2	0	0	0	0	6	5	20.0
Essex	4	18	0	n/a	0	n/a	0	n/a	4	18	-77.8
Gravenhurst	5	3	0	0	0	16	0	0	5	19	-73.7
Greater Napanee	13	15	2	0	0	0	0	0	15	15	0.0
Haldimand County	17	20	6	4	0	16	0	0	23	40	-42.5
Hunstville	13	7	0	2	0	0	0	0	13	9	44.4
Ingersoll	6	8	2	0	0	0	0	0	8	8	0.0
Kenora	0	6	0	4	0	4	0	0	0	14	-100.0
Kincardine	1	1	0	n/a	0	n/a	0	n/a	1	1	0.0
Lambton Shores	0	8	0	0	0	0	0	0	0	8	-100.0
Leamington	14	26	2	2	0	0	0	0	16	28	-42.9
Meaford	4	4	0	0	0	0	0	0	4	4	0.0
Midland	18	15	2	0	0	0	0	0	20	15	33.3
Mississippi Mills	11	9	2	4	5	6	0	0	18	19	-5.3
North Grenville	15	8	6	n/a	0	n/a	0	n/a	21	8	162.5
North Perth	12	16	0	2	0	0	0	0	12	18	-33.3
Orillia	17	25	2	0	6	0	0	0	25	25	0.0
Owen Sound	10	11	0	0	0	0	0	0	10	11	-9.1
Petawawa	12	29	0	0	11	0	0	0	23	29	-20.7
Port Hope	29	5	0	2	0	0	0	58	29	65	-55.4
Prince Edward County	14	9	0	2	0	0	0	0	14	11	27.3
Saugeen Shores	26	5	0	0	0	0	0	0	26	5	**
Scugog	2	2	0	n/a	0	n/a	0	n/a	2	2	0.0
Stratford	4	9	2	0	6	6	9	0	21	15	40.0
Temiskaming Shores	5	7	0	0	0	0	0	0	5	7	-28.6
The Nation	8	24	4	8	6	6	0	n/a	18	38	-52.6
Tillsonburg	23	13	0	0	0	0	0	0	23	13	76.9
Timmins	7	9	0	0	0	0	0	0	7	9	-22.2
Trent Hills	9	4	0	0	0	0	0	0	9	4	125.0
Wasaga Beach	27	41	4	0	85	29	0	0	116	70	65.7
West Grey	1	10	0	0	0	0	0	0	1	10	-90.0
West Nipissing	4	8	2	0	0	0	0	2	6	10	-40.0
Woodstock	52	44	0	2	0	12	0	4	52	62	-16.1
Total Ontario (10,000+)	5,867	6,362	918	654	2,765	2,508	3,396	4,521	12,946	14,045	-7.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Barrie	420	230	10	0	248	67	89	10	767	307	149.8
Brantford	183	159	8	2	98	102	0	61	289	324	-10.8
Greater Sudbury	169	205	20	30	14	44	58	24	261	303	-13.9
Guelph	166	172	22	52	137	98	190	160	515	482	6.8
Hamilton	857	980	44	58	563	811	219	414	1,683	2,263	-25.6
Kingston	262	322	2	24	55	53	195	190	514	589	-12.7
Kitchener	490	761	36	26	208	240	823	626	1,557	1,653	-5.8
London	783	907	18	22	116	89	623	100	1,540	1,118	37.7
Oshawa	794	1,005	72	4	227	340	88	14	1,181	1,363	-13.4
Ottawa	1,153	1,306	260	196	1,270	1,136	1,097	1,362	3,780	4,000	-5.5
Peterborough	163	122	4	8	52	28	42	18	261	176	48.3
St. Catharines-Niagara	527	444	30	26	161	173	135	133	853	776	9.9
Thunder Bay	127	118	6	4	5	8	168	8	306	138	121.7
Toronto	7,359	8,296	1,639	1,440	3,288	3,023	12,591	10,696	24,877	23,455	6.1
Windsor	332	467	46	106	78	129	6	16	462	718	-35.7
Centres 50,000 - 99,999											
Belleville	153	156	4	0	14	43	0	0	171	199	-14.1
Chatham-Kent	78	62	4	8	13	0	13	0	108	70	54.3
Cornwall	110	42	42	4	3	0	29	0	184	46	**
Kawartha Lakes	166	152	0	0	23	0	0	0	189	152	24.3
Norfolk	128	128	6	8	28	6	3	0	165	142	16.2
North Bay	59	66	8	6	3	3	0	6	70	81	-13.6
Sarnia	75	98	0	2	4	22	0	0	79	122	-35.2
Sault Ste. Marie	79	81	2	0	4	4	0	19	85	104	-18.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	20	19	0	4	10	10	7	0	37	33	12.1
Brighton	51	38	8	2	3	n/a	0	n/a	62	40	55.0
Brock	7	6	0	n/a	0	n/a	0	n/a	7	6	16.7
Brockville	31	30	4	2	10	18	90	0	135	50	170.0
Centre Wellington	64	58	2	8	13	13	8	53	87	132	-34.1
Cobourg	45	50	8	4	6	35	0	4	59	93	-36.6
Collingwood	89	115	4	2	33	13	0	171	126	301	-58.1
Elliot Lake	3	4	0	0	0	0	0	0	3	4	-25.0
Erin	18	25	0	4	0	0	0	0	18	29	-37.9
Essex	15	29	0	n/a	0	n/a	0	n/a	15	29	-48.3
Gravenhurst	20	10	0	0	0	16	0	0	20	26	-23.1
Greater Napanee	32	33	2	0	0	0	0	0	34	33	3.0
Haldimand County	42	56	10	10	9	27	0	0	61	93	-34.4
Hunstville	46	35	0	2	5	0	0	0	51	37	37.8
Ingersoll	27	23	4	0	3	0	2	0	36	23	56.5
Kenora	6	12	0	4	0	4	0	0	6	20	-70.0
Kincardine	5	6	2	n/a	0	n/a	0	n/a	7	6	16.7
Lambton Shores	1	16	0	0	0	0	0	0	1	16	-93.8
Leamington	40	64	12	14	0	6	0	2	52	86	-39.5
Meaford	10	16	0	0	0	0	0	0	10	16	-37.5
Midland	47	36	2	0	4	0	2	0	55	36	52.8
Mississippi Mills	39	31	6	4	16	12	0	0	61	47	29.8
North Grenville	66	69	18	n/a	10	n/a	40	n/a	134	69	94.2
North Perth	29	30	0	2	8	0	0	0	37	32	15.6
Orillia	40	67	2	4	10	4	0	3	52	78	-33.3
Owen Sound	20	32	0	0	0	0	0	0	20	32	-37.5
Petawawa	39	66	0	2	26	33	0	8	65	109	-40.4
Port Hope	69	16	0	2	0	0	0	58	69	76	-9.2
Prince Edward County	35	32	6	2	5	0	0	0	46	34	35.3
Saugeen Shores	53	41	0	0	0	0	0	0	53	41	29.3
Scugog	7	8	0	n/a	0	n/a	0	n/a	7	8	-12.5
Stratford	14	22	4	10	6	20	9	2	33	54	-38.9
Temiskaming Shores	18	14	0	0	0	0	0	0	18	14	28.6
The Nation	34	70	12	30	22	18	0	n/a	68	118	-42.4
Tillsonburg	38	32	0	0	0	0	64	0	102	32	**
Timmins	27	29	0	0	0	0	0	0	27	29	-6.9
Trent Hills	23	20	0	0	4	0	0	0	27	20	35.0
Wasaga Beach	84	103	12	0	94	75	0	36	190	214	-11.2
West Grey	19	35	0	0	0	0	0	0	19	35	-45.7
West Nipissing	17	25	8	2	4	0	4	6	33	33	0.0
Woodstock	113	128	4	4	0	30	0	4	117	166	-29.5
Total Ontario (10,000+)	16,056	17,853	2,427	2,150	6,916	6,772	16,601	14,204	42,000	40,979	2.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Barrie	30	24	0	0	0	8	0	0
Brantford	55	45	7	4	0	0	0	44
Greater Sudbury	6	14	4	0	0	0	29	0
Guelph	63	67	0	0	78	54	7	0
Hamilton	274	326	0	4	0	62	0	75
Kingston	36	20	0	0	0	0	82	134
Kitchener	59	106	12	0	100	99	170	342
London	49	19	6	26	195	0	105	63
Oshawa	56	101	4	0	40	0	9	0
Ottawa	585	420	0	3	158	266	69	176
Peterborough	11	12	0	0	0	0	12	2
St. Catharines-Niagara	41	61	0	5	20	0	68	53
Thunder Bay	0	4	0	0	0	0	8	0
Toronto	1,203	979	0	8	1,766	2,901	439	4
Windsor	49	66	0	0	0	0	4	0
Centres 50,000 - 99,999								
Belleville	9	22	0	0	0	0	0	0
Chatham-Kent	7	0	0	0	13	0	0	0
Cornwall	0	0	0	0	0	0	8	0
Kawartha Lakes	20	0	0	0	0	0	0	0
Norfolk	16	6	12	0	0	0	3	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	12	0	4	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	0	3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 10,000 - 49,999								
Bracebridge	4	10	0	0	0	0	0	0
Brighton	3	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	4	18	0	0	0	0	0	0
Centre Wellington	4	4	0	0	0	0	1	0
Cobourg	6	8	0	0	0	0	0	0
Collingwood	4	8	0	0	0	171	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	16	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	16	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	4	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	5	6	0	0	0	0	0	0
North Grenville	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	6	0	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	11	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	58	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	6	6	0	0	0	0	9	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	6	6	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	85	29	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	2
Woodstock	0	12	0	0	0	0	0	4
Total Ontario (10,000+)	2,716	2,454	49	54	2,370	3,619	1,026	902

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	221	67	27	0	89	8	0	2
Brantford	91	77	7	25	0	0	0	61
Greater Sudbury	6	14	8	30	0	2	58	22
Guelph	137	98	0	0	177	76	13	84
Hamilton	563	807	0	4	219	124	0	290
Kingston	55	53	0	0	0	0	195	190
Kitchener	196	240	12	0	114	228	709	398
London	87	54	29	35	195	0	428	100
Oshawa	218	294	9	46	70	0	18	14
Ottawa	1,270	1,133	0	3	983	960	114	402
Peterborough	52	28	0	0	30	0	12	18
St. Catharines-Niagara	161	168	0	5	59	0	76	133
Thunder Bay	5	4	0	4	24	0	144	8
Toronto	3,274	3,007	14	16	10,766	8,807	1,825	1,889
Windsor	78	123	0	6	2	0	4	16
Centres 50,000 - 99,999								
Belleville	14	43	0	0	0	0	0	0
Chatham-Kent	13	0	0	0	13	0	0	0
Cornwall	3	0	0	0	0	0	29	0
Kawartha Lakes	23	0	0	0	0	0	0	0
Norfolk	16	6	12	0	0	0	3	0
North Bay	3	3	0	0	0	0	0	6
Sarnia	4	18	0	4	0	0	0	0
Sault Ste. Marie	0	0	4	4	0	0	0	19

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	10	10	0	0	0	0	7	0
Brighton	3	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	10	18	0	0	90	0	0	0
Centre Wellington	13	13	0	0	0	53	8	0
Cobourg	6	35	0	0	0	4	0	0
Collingwood	33	13	0	0	0	171	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	16	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	9	27	0	0	0	0	0	0
Hunstville	5	0	0	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	2	0
Kenora	0	4	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	6	0	0	0	2	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	4	0	0	0	0	0	2	0
Mississippi Mills	16	12	0	0	0	0	0	0
North Grenville	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	8	0	0	0	0	0	0	0
Orillia	10	4	0	0	0	0	0	3
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	26	33	0	0	0	0	0	8
Port Hope	0	0	0	0	0	58	0	0
Prince Edward County	0	0	5	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	6	20	0	0	0	2	9	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	22	18	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	64	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	4	0	0	0	0	0	0	0
Wasaga Beach	89	75	5	0	0	36	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	4	0	0	0	0	0	4	6
Woodstock	0	30	0	0	0	0	0	4
Total Ontario (10,000+)	6,784	6,590	132	182	12,871	10,531	3,730	3,673

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Barrie	141	133	0	16	0	0	141	149
Brantford	85	66	12	29	7	48	104	143
Greater Sudbury	66	99	6	14	33	0	105	113
Guelph	84	116	122	98	11	0	217	214
Hamilton	521	663	96	164	0	79	617	906
Kingston	139	156	0	0	82	134	221	290
Kitchener	263	357	130	129	182	342	575	828
London	316	347	264	52	111	91	691	490
Oshawa	421	476	56	45	14	1	491	522
Ottawa	1,196	897	142	266	69	183	1,407	1,346
Peterborough	63	52	13	9	12	2	88	63
St. Catharines-Niagara	214	192	27	20	69	61	310	273
Thunder Bay	50	49	0	0	10	0	60	49
Toronto	4,111	3,849	2,056	3,144	439	12	6,606	7,005
Windsor	159	271	34	59	4	0	197	330
Centres 50,000 - 99,999								
Belleville	90	101	0	0	0	0	90	101
Chatham-Kent	55	28	0	0	0	0	55	28
Cornwall	29	9	0	0	8	0	37	9
Kawartha Lakes	63	47	0	0	0	0	63	47
Norfolk	53	61	7	0	15	0	75	61
North Bay	22	15	0	0	0	0	22	15
Sarnia	32	47	0	0	0	4	32	51
Sault Ste. Marie	22	22	0	0	4	3	26	25

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 10,000 - 49,999								
Bracebridge	9	5	0	10	0	0	9	15
Brighton	25	20	3	n/a	0	n/a	28	20
Brock	1	1	0	n/a	0	n/a	1	1
Brockville	15	26	0	0	0	0	15	26
Centre Wellington	30	30	0	0	1	0	31	30
Cobourg	25	25	0	8	0	0	25	33
Collingwood	31	49	4	179	0	0	35	228
Elliot Lake	1	1	0	0	0	0	1	1
Erin	6	5	0	0	0	0	6	5
Essex	4	18	0	n/a	0	n/a	4	18
Gravenhurst	5	19	0	0	0	0	5	19
Greater Napanee	15	15	0	0	0	0	15	15
Haldimand County	23	24	0	16	0	0	23	40
Hunstville	13	9	0	0	0	0	13	9
Ingersoll	8	8	0	0	0	0	8	8
Kenora	0	14	0	0	0	0	0	14
Kincardine	1	1	0	n/a	0	n/a	1	1
Lambton Shores	0	8	0	0	0	0	0	8
Leamington	16	28	0	0	0	0	16	28
Meaford	4	4	0	0	0	0	4	4
Midland	18	15	2	0	0	0	20	15
Mississippi Mills	18	19	0	0	0	0	18	19
North Grenville	21	8	0	n/a	0	n/a	21	8
North Perth	12	18	0	0	0	0	12	18
Orillia	25	25	0	0	0	0	25	25
Owen Sound	10	11	0	0	0	0	10	11
Petawawa	23	29	0	0	0	0	23	29
Port Hope	29	7	0	58	0	0	29	65
Prince Edward County	14	11	0	0	0	0	14	11
Saugeen Shores	26	4	0	1	0	0	26	5
Scugog	2	2	0	n/a	0	n/a	2	2
Stratford	6	15	6	0	9	0	21	15
Temiskaming Shores	5	7	0	0	0	0	5	7
The Nation	18	38	0	n/a	0	n/a	18	38
Tillsonburg	23	13	0	0	0	0	23	13
Timmins	7	9	0	0	0	0	7	9
Trent Hills	9	4	0	0	0	0	9	4
Wasaga Beach	103	50	13	20	0	0	116	70
West Grey	1	10	0	0	0	0	1	10
West Nipissing	6	8	0	0	0	2	6	10
Woodstock	52	54	0	4	0	4	52	62
Total Ontario (10,000+)	8,870	8,738	2,993	4,341	1,083	966	12,946	14,045

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	537	289	203	16	27	2	767	307
Brantford	249	182	33	56	7	86	289	324
Greater Sudbury	189	237	6	14	66	52	261	303
Guelph	220	259	270	139	25	84	515	482
Hamilton	1,218	1,591	465	376	0	296	1,683	2,263
Kingston	319	397	0	0	195	192	514	589
Kitchener	656	918	180	333	721	402	1,557	1,653
London	751	848	331	131	458	139	1,540	1,118
Oshawa	957	1,207	194	93	30	63	1,181	1,363
Ottawa	2,695	2,627	967	960	118	413	3,780	4,000
Peterborough	177	146	72	12	12	18	261	176
St. Catharines-Niagara	659	571	107	51	87	154	853	776
Thunder Bay	134	122	24	0	148	16	306	138
Toronto	11,588	12,061	11,450	9,489	1,839	1,905	24,877	23,455
Windsor	407	531	49	110	6	77	462	718
Centres 50,000 - 99,999								
Belleville	169	199	0	0	2	0	171	199
Chatham-Kent	108	68	0	0	0	2	108	70
Cornwall	153	46	0	0	31	0	184	46
Kawartha Lakes	186	152	3	0	0	0	189	152
Norfolk	141	141	9	1	15	0	165	142
North Bay	70	73	0	0	0	8	70	81
Sarnia	79	117	0	1	0	4	79	122
Sault Ste. Marie	81	81	0	0	4	23	85	104

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	30	23	0	10	7	0	37	33
Brighton	59	40	3	n/a	0	n/a	62	40
Brock	7	6	0	n/a	0	n/a	7	6
Brockville	45	50	90	0	0	0	135	50
Centre Wellington	78	79	0	53	9	0	87	132
Cobourg	57	68	2	25	0	0	59	93
Collingwood	93	117	33	184	0	0	126	301
Elliot Lake	3	4	0	0	0	0	3	4
Erin	18	29	0	0	0	0	18	29
Essex	15	29	0	n/a	0	n/a	15	29
Gravenhurst	20	26	0	0	0	0	20	26
Greater Napanee	34	33	0	0	0	0	34	33
Haldimand County	61	77	0	16	0	0	61	93
Hunstville	46	37	5	0	0	0	51	37
Ingersoll	34	23	0	0	2	0	36	23
Kenora	6	20	0	0	0	0	6	20
Kincardine	7	6	0	n/a	0	n/a	7	6
Lambton Shores	1	16	0	0	0	0	1	16
Leamington	52	86	0	0	0	0	52	86
Meaford	10	16	0	0	0	0	10	16
Midland	51	36	2	0	2	0	55	36
Mississippi Mills	61	47	0	0	0	0	61	47
North Grenville	94	69	40	n/a	0	n/a	134	69
North Perth	37	32	0	0	0	0	37	32
Orillia	52	75	0	0	0	3	52	78
Owen Sound	20	32	0	0	0	0	20	32
Petawawa	65	101	0	0	0	8	65	109
Port Hope	69	18	0	58	0	0	69	76
Prince Edward County	41	34	0	0	5	0	46	34
Saugeen Shores	53	40	0	1	0	0	53	41
Scugog	7	8	0	n/a	0	n/a	7	8
Stratford	18	54	6	0	9	0	33	54
Temiskaming Shores	18	14	0	0	0	0	18	14
The Nation	66	118	0	n/a	2	n/a	68	118
Tillsonburg	38	32	0	0	64	0	102	32
Timmins	27	29	0	0	0	0	27	29
Trent Hills	23	20	4	0	0	0	27	20
Wasaga Beach	168	155	17	59	5	0	190	214
West Grey	19	35	0	0	0	0	19	35
West Nipissing	27	27	0	0	6	6	33	33
Woodstock	117	158	0	4	0	4	117	166
Total Ontario (10,000+)	23,527	24,830	14,565	12,192	3,908	3,957	42,000	40,979

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q3 2013	0	0.0	1	1.4	25	35.7	42	60.0	2	2.9	70	325,450	328,461
Q3 2012	0	0.0	0	0.0	30	46.2	35	53.8	0	0.0	65	311,900	308,845
Year-to-date 2013	0	0.0	2	1.6	49	39.2	70	56.0	4	3.2	125	320,000	324,903
Year-to-date 2012	0	0.0	0	0.0	55	48.7	57	50.4	1	0.9	113	305,000	312,448
Chatham-Kent													
Q3 2013	2	5.4	9	24.3	11	29.7	13	35.1	2	5.4	37	289,000	303,824
Q3 2012	0	0.0	2	11.8	6	35.3	9	52.9	0	0.0	17	319,000	301,000
Year-to-date 2013	3	4.1	12	16.4	16	21.9	33	45.2	9	12.3	73	329,000	339,525
Year-to-date 2012	0	0.0	13	25.5	15	29.4	23	45.1	0	0.0	51	279,000	290,853
Cornwall													
Q3 2013	0	0.0	3	20.0	11	73.3	1	6.7	0	0.0	15	255,000	247,620
Q3 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	1.9	6	11.5	32	61.5	12	23.1	1	1.9	52	254,500	271,778
Year-to-date 2012	0	0.0	2	18.2	4	36.4	5	45.5	0	0.0	11	277,000	263,702
Kawartha Lakes													
Q3 2013	1	2.6	2	5.1	29	74.4	5	12.8	2	5.1	39	284,900	296,174
Q3 2012	0	0.0	3	6.4	35	74.5	9	19.1	0	0.0	47	279,000	276,253
Year-to-date 2013	1	0.6	7	4.4	111	70.3	35	22.2	4	2.5	158	279,000	286,781
Year-to-date 2012	4	2.6	13	8.4	109	70.3	28	18.1	1	0.6	155	269,990	275,782
Norfolk													
Q3 2013	0	0.0	0	0.0	18	42.9	24	57.1	0	0.0	42	325,000	328,390
Q3 2012	0	0.0	0	0.0	13	26.5	29	59.2	7	14.3	49	325,000	359,092
Year-to-date 2013	0	0.0	0	0.0	58	45.0	54	41.9	17	13.2	129	325,000	369,183
Year-to-date 2012	0	0.0	0	0.0	44	36.1	67	54.9	11	9.0	122	325,000	350,575
North Bay													
Q3 2013	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Q3 2012	0	0.0	0	0.0	3	21.4	11	78.6	0	0.0	14	339,000	335,550
Year-to-date 2013	0	0.0	0	0.0	1	4.0	24	96.0	0	0.0	25	369,000	378,180
Year-to-date 2012	0	0.0	0	0.0	8	21.6	28	75.7	1	2.7	37	339,900	354,576
Sarnia													
Q3 2013	1	3.7	1	3.7	9	33.3	14	51.9	2	7.4	27	329,900	335,411
Q3 2012	0	0.0	0	0.0	10	50.0	10	50.0	0	0.0	20	297,450	323,350
Year-to-date 2013	1	1.4	5	7.0	30	42.3	32	45.1	3	4.2	71	299,900	330,546
Year-to-date 2012	1	1.3	2	2.6	41	52.6	33	42.3	1	1.3	78	290,000	315,260
Sault Ste. Marie													
Q3 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Q3 2012	0	0.0	1	10.0	6	60.0	3	30.0	0	0.0	10	293,400	291,170
Year-to-date 2013	0	0.0	0	0.0	12	46.2	9	34.6	5	19.2	26	314,950	385,558
Year-to-date 2012	1	2.2	2	4.3	16	34.8	20	43.5	7	15.2	46	321,450	369,183
Barrie CMA													
Q3 2013	0	0.0	0	0.0	10	5.8	116	67.1	47	27.2	173	416,666	503,136
Q3 2012	0	0.0	0	0.0	13	13.3	72	73.5	13	13.3	98	349,990	393,498
Year-to-date 2013	2	0.5	0	0.0	36	8.2	312	70.7	91	20.6	441	390,000	467,691
Year-to-date 2012	0	0.0	0	0.0	24	10.0	175	73.2	40	16.7	239	364,990	415,803

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q3 2013	0	0.0	0	0.0	21	42.0	27	54.0	2	4.0	50	332,945	328,160
Q3 2012	0	0.0	1	2.1	12	25.0	30	62.5	5	10.4	48	348,695	382,925
Year-to-date 2013	0	0.0	0	0.0	63	31.7	108	54.3	28	14.1	199	345,000	385,230
Year-to-date 2012	0	0.0	1	0.6	46	27.1	82	48.2	41	24.1	170	348,645	412,873
Greater Sudbury CMA													
Q3 2013	0	0.0	0	0.0	4	11.4	25	71.4	6	17.1	35	416,890	410,301
Q3 2012	0	0.0	0	0.0	5	8.9	50	89.3	1	1.8	56	369,900	385,898
Year-to-date 2013	0	0.0	1	0.9	6	5.4	83	74.1	22	19.6	112	413,445	427,365
Year-to-date 2012	0	0.0	0	0.0	17	13.6	100	80.0	8	6.4	125	369,900	384,831
Guelph CMA													
Q3 2013	0	0.0	1	2.3	2	4.5	31	70.5	10	22.7	44	413,298	451,211
Q3 2012	1	1.8	0	0.0	0	0.0	33	60.0	21	38.2	55	404,350	449,002
Year-to-date 2013	0	0.0	2	1.5	2	1.5	104	77.6	26	19.4	134	414,241	447,814
Year-to-date 2012	1	0.6	0	0.0	0	0.0	118	75.2	38	24.2	157	400,000	433,732
Hamilton CMA													
Q3 2013	0	0.0	0	0.0	1	0.3	207	58.3	147	41.4	355	469,900	524,227
Q3 2012	0	0.0	1	0.2	7	1.7	264	64.2	139	33.8	411	458,136	490,531
Year-to-date 2013	0	0.0	0	0.0	24	2.8	473	55.5	355	41.7	852	471,806	531,830
Year-to-date 2012	0	0.0	2	0.2	25	2.6	588	61.3	344	35.9	959	458,990	504,549
Kingston CMA													
Q3 2013	0	0.0	0	0.0	45	61.6	28	38.4	0	0.0	73	292,600	297,653
Q3 2012	0	0.0	0	0.0	48	69.6	21	30.4	0	0.0	69	288,900	286,589
Year-to-date 2013	0	0.0	0	0.0	91	52.9	80	46.5	1	0.6	172	299,700	302,603
Year-to-date 2012	0	0.0	1	0.4	168	73.0	57	24.8	4	1.7	230	284,600	289,369
Kitchener CMA													
Q3 2013	0	0.0	0	0.0	0	0.0	141	67.8	67	32.2	208	439,900	477,903
Q3 2012	0	0.0	0	0.0	10	3.4	237	81.7	43	14.8	290	406,599	434,512
Year-to-date 2013	0	0.0	0	0.0	2	0.4	348	70.4	144	29.1	494	430,950	482,535
Year-to-date 2012	0	0.0	0	0.0	32	4.4	586	81.3	103	14.3	721	400,000	427,865
London CMA													
Q3 2013	3	0.9	2	0.6	89	26.6	215	64.4	25	7.5	334	340,000	360,200
Q3 2012	3	0.9	2	0.6	102	30.2	209	61.8	22	6.5	338	330,000	369,794
Year-to-date 2013	5	0.6	3	0.4	212	27.4	478	61.8	75	9.7	773	339,000	364,428
Year-to-date 2012	3	0.4	8	0.9	287	33.9	495	58.5	53	6.3	846	330,000	357,714
Oshawa CMA													
Q3 2013	0	0.0	0	0.0	26	7.7	237	70.5	73	21.7	336	409,945	438,568
Q3 2012	0	0.0	0	0.0	64	15.2	290	68.9	67	15.9	421	387,386	408,712
Year-to-date 2013	0	0.0	0	0.0	66	8.2	547	68.2	189	23.6	802	401,990	438,202
Year-to-date 2012	0	0.0	0	0.0	201	19.8	642	63.3	172	16.9	1,015	379,990	407,116
Ottawa CMA													
Q3 2013	0	0.0	0	0.0	9	2.1	261	59.5	169	38.5	439	467,900	476,960
Q3 2012	0	0.0	0	0.0	15	3.8	267	67.9	111	28.2	393	437,990	471,434
Year-to-date 2013	0	0.0	0	0.0	15	1.6	567	59.3	374	39.1	956	464,900	487,180
Year-to-date 2012	0	0.0	0	0.0	34	3.1	664	60.9	392	36.0	1,090	463,400	484,083

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q3 2013	0	0.0	1	1.8	31	55.4	23	41.1	1	1.8	56	289,000	300,533
Q3 2012	0	0.0	0	0.0	25	58.1	15	34.9	3	7.0	43	289,990	324,576
Year-to-date 2013	0	0.0	1	0.7	71	47.0	70	46.4	9	6.0	151	306,990	324,813
Year-to-date 2012	0	0.0	0	0.0	75	62.0	39	32.2	7	5.8	121	289,990	322,844
St. Catharines-Niagara CMA													
Q3 2013	3	1.9	1	0.6	15	9.4	112	70.4	28	17.6	159	400,900	418,159
Q3 2012	0	0.0	0	0.0	17	12.2	97	69.8	25	18.0	139	399,000	425,702
Year-to-date 2013	4	0.9	6	1.3	52	11.3	318	68.8	82	17.7	462	394,900	419,179
Year-to-date 2012	2	0.5	1	0.3	64	16.2	254	64.1	75	18.9	396	387,945	434,119
Thunder Bay CMA													
Q3 2013	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	429,900	453,009
Q3 2012	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	21	87.5	3	12.5	24	424,900	426,917
Year-to-date 2012	0	0.0	0	0.0	17	48.6	17	48.6	1	2.9	35	309,900	329,951
Toronto CMA													
Q3 2013	1	0.0	1	0.0	20	0.8	657	25.3	1,914	73.8	2,593	620,900	785,369
Q3 2012	0	0.0	0	0.0	33	1.2	832	30.9	1,829	67.9	2,694	599,900	699,599
Year-to-date 2013	1	0.0	2	0.0	48	0.7	1,971	27.0	5,273	72.3	7,295	610,990	747,901
Year-to-date 2012	3	0.0	0	0.0	114	1.4	2,743	33.3	5,384	65.3	8,244	569,990	661,040
Windsor CMA													
Q3 2013	1	0.7	9	6.1	64	43.5	70	47.6	3	2.0	147	299,900	316,077
Q3 2012	0	0.0	2	2.9	39	57.4	24	35.3	3	4.4	68	272,500	303,270
Year-to-date 2013	4	0.9	21	4.5	197	42.0	231	49.3	16	3.4	469	300,000	321,743
Year-to-date 2012	2	0.8	8	3.1	134	51.1	102	38.9	16	6.1	262	283,084	324,352
Total Urban Centres in Ontario (50,000+)													
Q3 2013	12	0.2	31	0.6	441	8.4	2,265	43.1	2,505	47.7	5,254	489,900	603,456
Q3 2012	4	0.1	12	0.2	495	9.2	2,551	47.7	2,290	42.8	5,352	472,880	557,542
Year-to-date 2013	22	0.2	68	0.5	1,194	8.5	5,980	42.7	6,731	48.1	13,995	489,900	593,670
Year-to-date 2012	17	0.1	53	0.3	1,530	10.1	6,923	45.5	6,700	44.0	15,223	479,900	547,759

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
Third Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	10,352	4.9	17,222	24,344	29,004	59.4	357,766	6.2	374,140
	February	15,148	11.7	17,399	28,994	30,051	57.9	389,726	8.6	385,475
	March	20,034	5.1	17,667	37,327	30,525	57.9	393,153	8.0	382,399
	April	22,054	12.5	17,581	38,102	30,358	57.9	404,548	7.9	387,952
	May	23,569	6.8	16,838	42,449	30,313	55.5	401,567	5.9	381,337
	June	20,842	-7.4	16,447	36,151	30,669	53.6	393,404	4.7	381,902
	July	18,020	-0.9	16,373	32,143	30,483	53.7	366,872	1.5	373,308
	August	15,939	-11.1	15,798	28,206	29,490	53.6	365,750	5.5	381,846
	September	14,153	-18.4	15,738	31,889	30,920	50.9	376,857	5.1	384,117
	October	15,895	-2.7	15,769	28,886	29,755	53.0	382,307	2.6	381,291
	November	13,220	-13.0	15,406	21,803	30,044	51.3	375,777	0.9	377,963
	December	8,394	-17.2	15,389	10,706	29,385	52.4	367,858	3.6	383,854
2013	January	9,905	-4.3	15,598	25,961	29,289	53.3	372,330	4.1	388,848
	February	12,842	-15.2	15,512	25,595	28,765	53.9	392,962	0.8	388,450
	March	16,583	-17.2	15,657	33,976	30,122	52.0	405,780	3.2	393,749
	April	21,306	-3.4	15,940	41,477	30,238	52.7	409,192	1.1	391,589
	May	23,083	-2.1	16,505	43,628	30,996	53.2	418,430	4.2	396,095
	June	20,635	-1.0	16,780	35,477	30,615	54.8	407,210	3.5	396,103
	July	19,572	8.6	16,878	33,437	30,377	55.6	393,984	7.4	400,358
	August	17,627	10.6	17,452	29,145	30,776	56.7	386,444	5.7	404,133
	September	16,776	18.5	17,613	32,696	30,286	58.2	403,347	7.0	409,457
	October									
	November									
	December									
	Q3 2012	48,112	-10.0	47,909	92,238	90,893	52.7	369,437	3.9	379,674
	Q3 2013	53,975	12.2	51,943	95,278	91,439	56.8	394,432	6.8	404,712
	YTD 2012	160,111	0.0		299,605			386,255	6.1	
	YTD 2013	158,329	-1.1		301,392			401,269	3.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Level of Economic Indicators for Ontario Region
Third Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2012	January - March	596	3.3	5.3	6,756.3	7.7	17,573	69.1	880	66,853,685	100.34
	April - June	601	3.2	5.3	6,770.1	7.8	30,227	59.3	892	71,589,468	98.72
	July - September	595	3.1	5.2	6,788.0	7.9	29,315	67.8	894	66,785,625	100.95
	October - December	595	3.1	5.2	6,828.0	8.0	5,869	68.4	889	66,992,592	100.42
2013	January - March	593	3.0	5.2	6,840.7	7.7	15,098	76.3	883	64,339,374	98.53
	April - June	590	3.0	5.1	6,875.7	7.5	27,011	75.6	907	69,756,637	96.90
	July - September	597	3.1	5.3	6,905.0	7.5		82.8	904		96.45
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region
Third Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.3	-15.8	-6.3	1.3	6.8	-1.6
	April - June	-2.1	-0.4	-0.2	0.4	0.0	-1.3	-22.7	2.2	12.9	-5.2
	July - September	-0.8	-0.4	-0.1	0.6	0.3	-21.1	-0.5	3.1	2.8	0.4
	October - December	-0.5	-0.4	0.0	1.3	0.1	-55.9	12.9	2.1	-0.7	1.6
2013	January - March	-0.5	-0.3	0.0	1.3	0.0	-14.1	10.4	0.5	-3.8	-1.8
	April - June	-1.9	-0.2	-0.2	1.6	-0.3	-10.6	27.4	1.8	-2.6	-1.8
	July - September	0.3	0.0	0.0	1.7	-0.5		22.2	1.2		-4.5
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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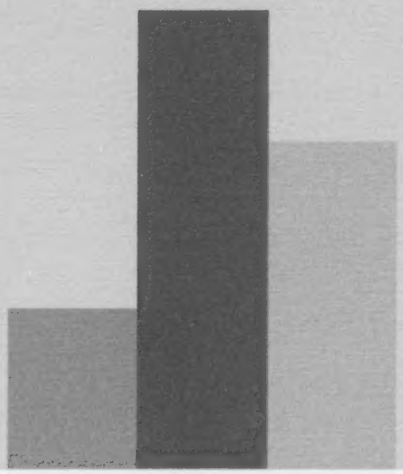

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